

Second Avenue Subway Phase 2

Residential Construction Advisory Committee Meeting

106th Street Station Area

April 28, 2025



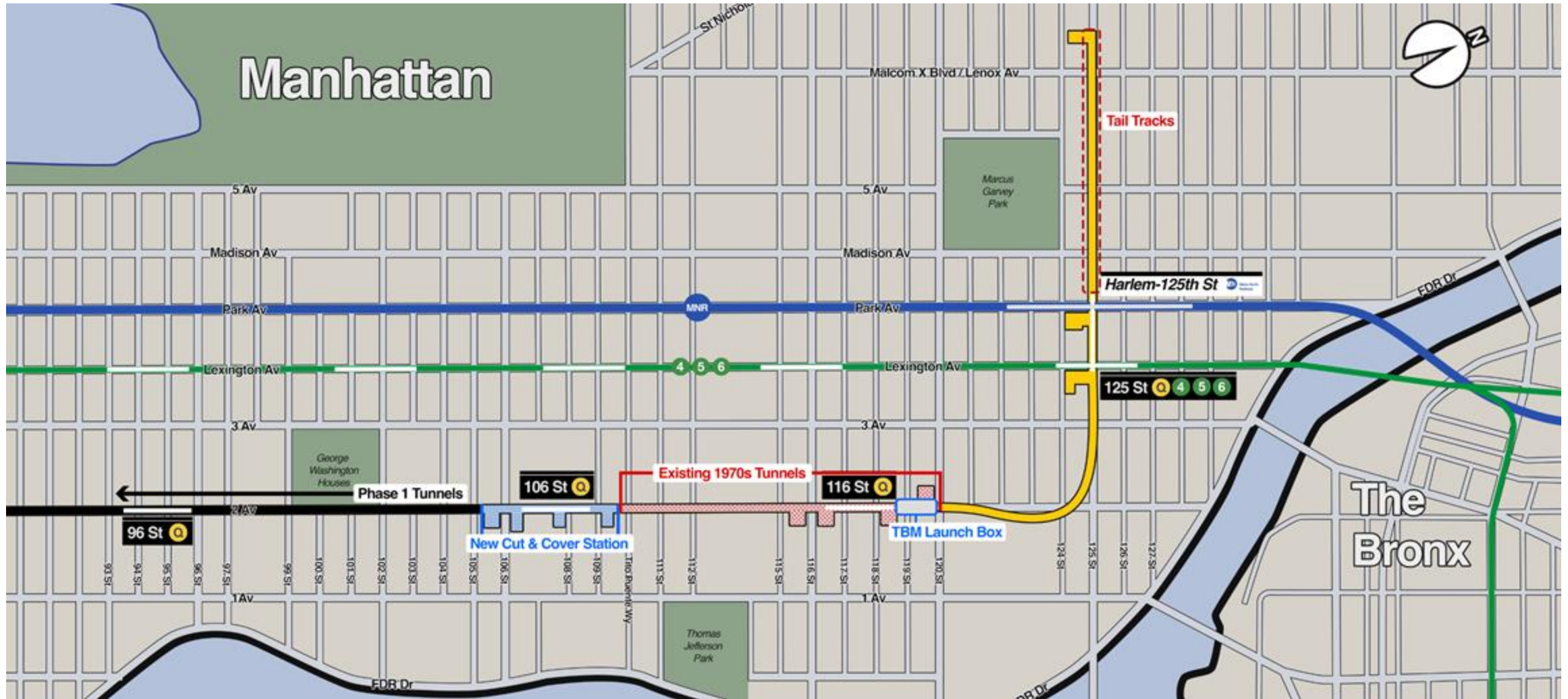
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Q2 2025 Construction Advisory Committee Agenda

1. Introductions
2. Project Overview
3. Work completed since January 2025 meeting
4. Update on Contract 1 Sequencing
5. Upcoming work 2025
6. Good Neighbor Initiative
7. Questions



Second Avenue Subway Project Overview



Contract 1 Scope of Work

- Instrumentation- Seismic/Air/Noise
- Building Remediation / Underpinning
- Utility Relocation
- MPT
- Environmental / Hazardous Material Work



Planning: Advanced Utility Relocation

By getting utilities addressed first, we reduce risk.



106th Street Station Area

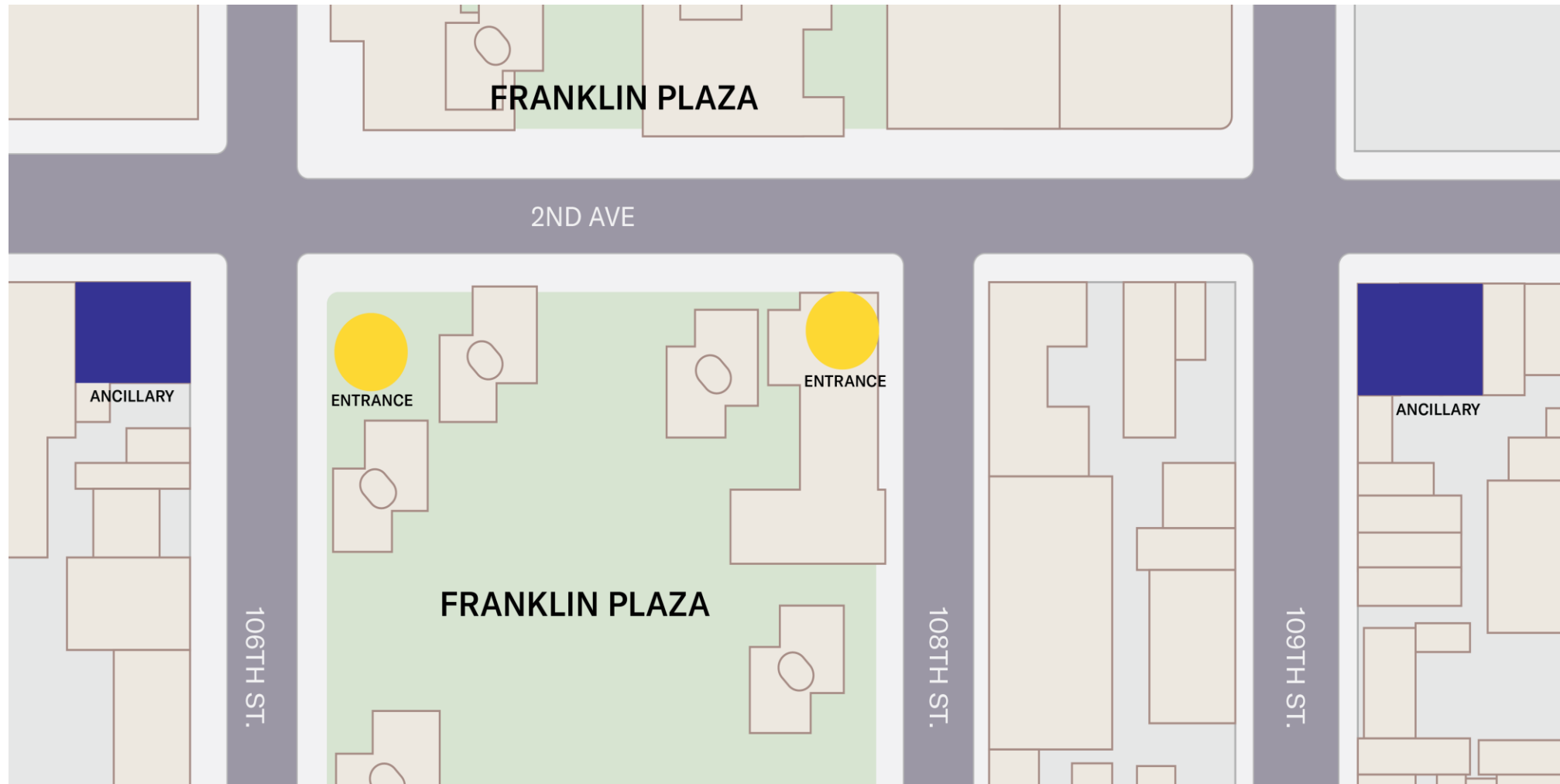
LEGEND



PROPOSED ENTRANCES



PROPOSED ANCILLARIES



106th Street Station Entrance 1 (ADA)



Concerns from Q1 Advisory Committee Meetings

- Experiencing vibration at night during water main work
 - Results were reviewed and contractual thresholds were not exceeded
- Expressed discontent with noise during nighttime work hours
 - Contractor will only do night work when instructed by relevant agencies
- Expressed concerns of water shutdowns at night
 - Timing of work is dictated by relevant agencies

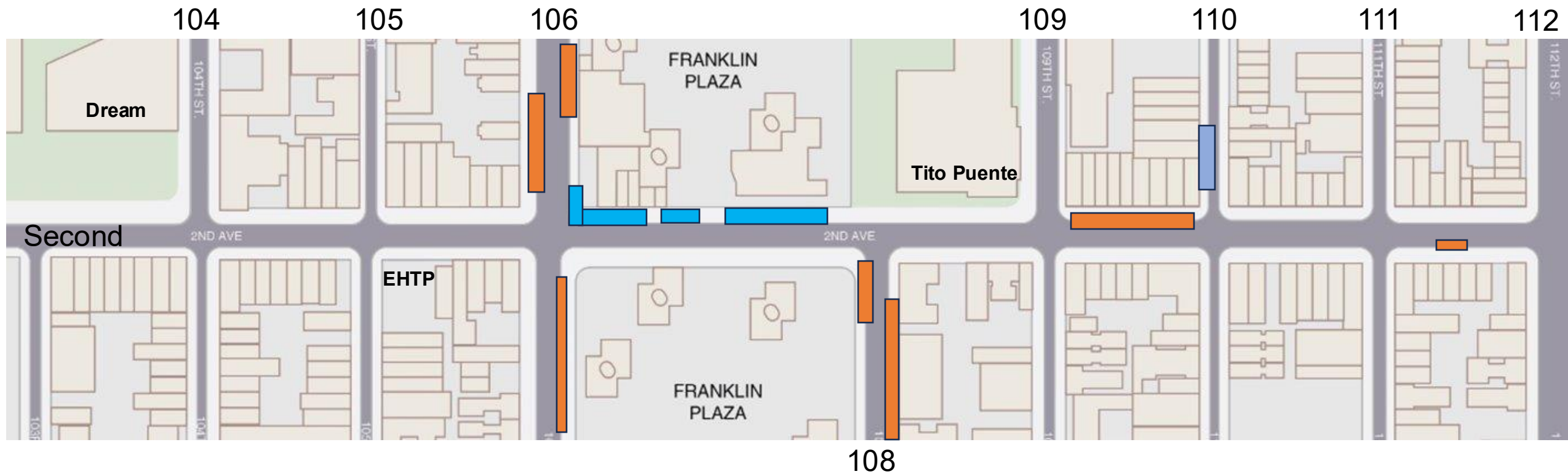


Construction Completed Since Last Meeting



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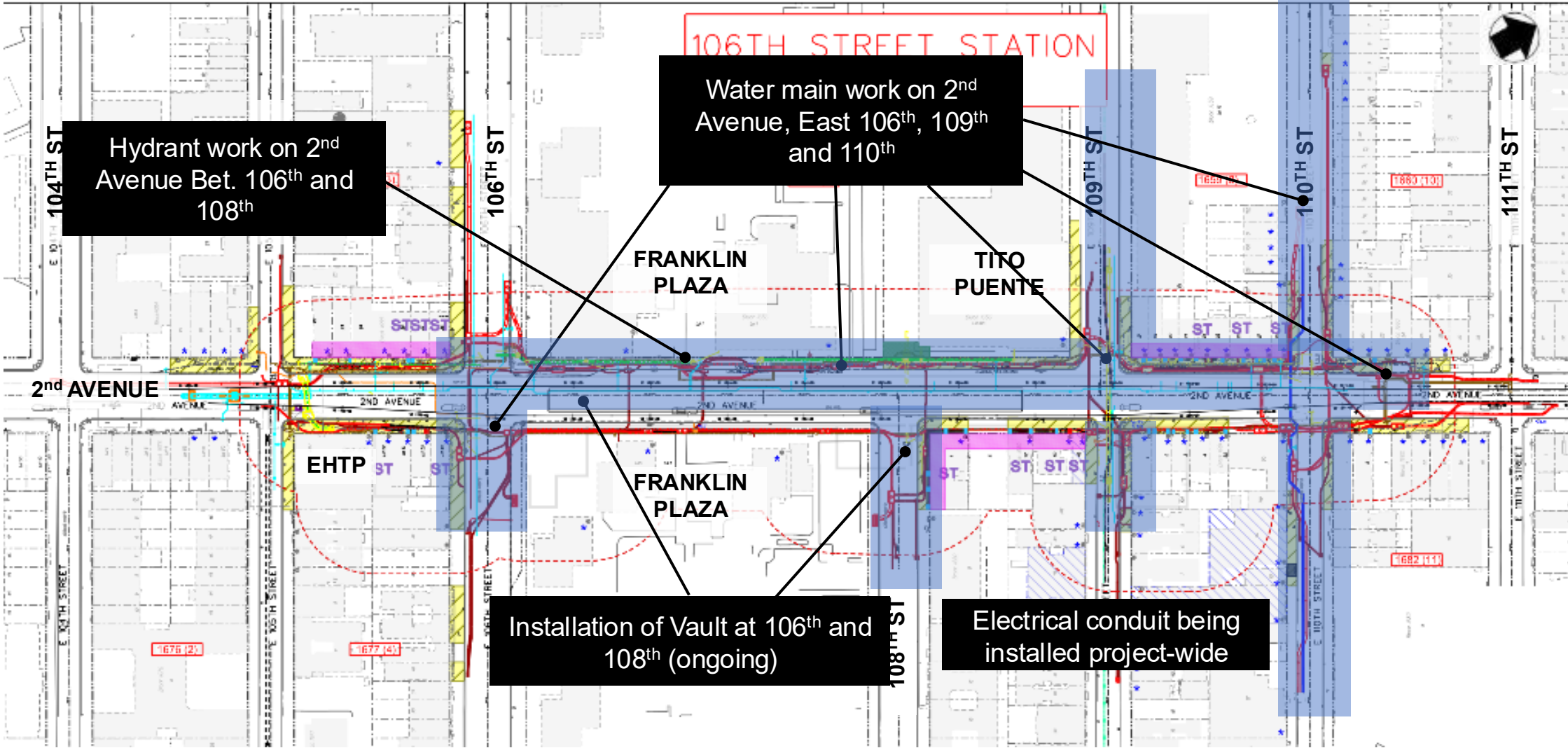
Current MPT – Contract 1



Rev- April 17, 2025



Utility Relocation Work Completed



Hydrant Work on 2nd Avenue



Fire Hydrant installation bet. 106th and 107th



Alternate angle of installation

Water Main and Electrical Work



Water Main work at 109th and 2nd



Electrical Conduit work 109th and 2nd

2nd Avenue West Sidewalk – MPT Installed



Corner MPT/Work Area 106th St. looking east



Corner MPT/Work Area 108th St. looking south

2nd Avenue West Sidewalk – MPT Installed



Pedestrian Walkway



Storefront Access

2nd Avenue East Sidewalk – No Parking



No Parking 4/16 – 10/3



Work Area Removed



Contract 1 Upcoming Work



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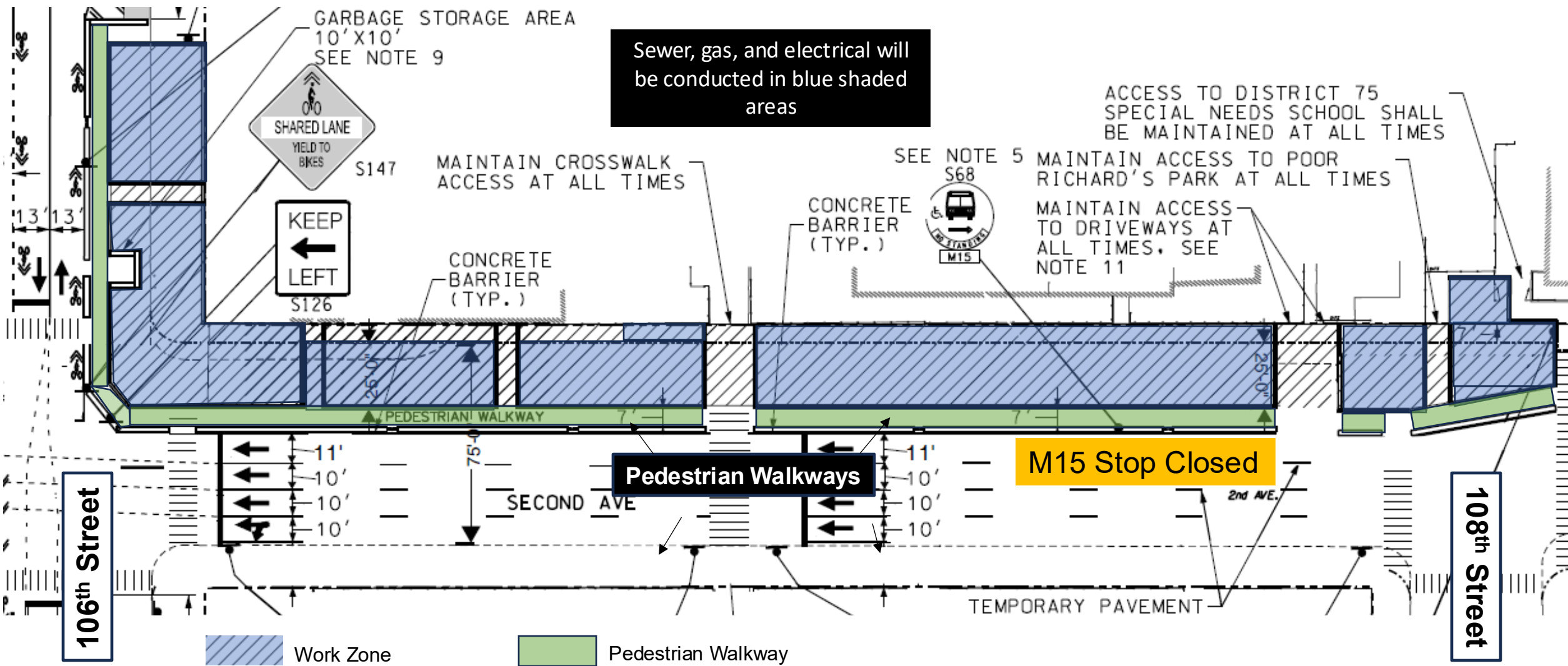
Updated Project Sequencing

- Cut back work on east side of 2nd Avenue moved later in 2025 or early 2026
- Sewer, gas, and electric, install on west side of 2nd Ave. from 106th to 109th Streets, MPT has been set up
- Sewer, gas, and electric, install on the east side of 105th Street moved up to Q3 2025 (Tentative)
- Side street utility 2026 relocation work moved up to 2025, includes electrical and water main
- Building stabilization moved out to late 2025

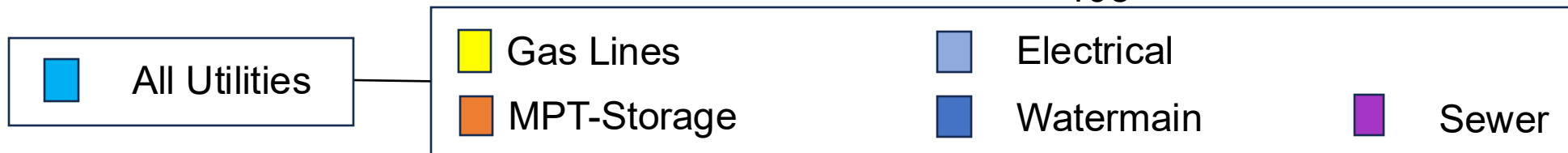
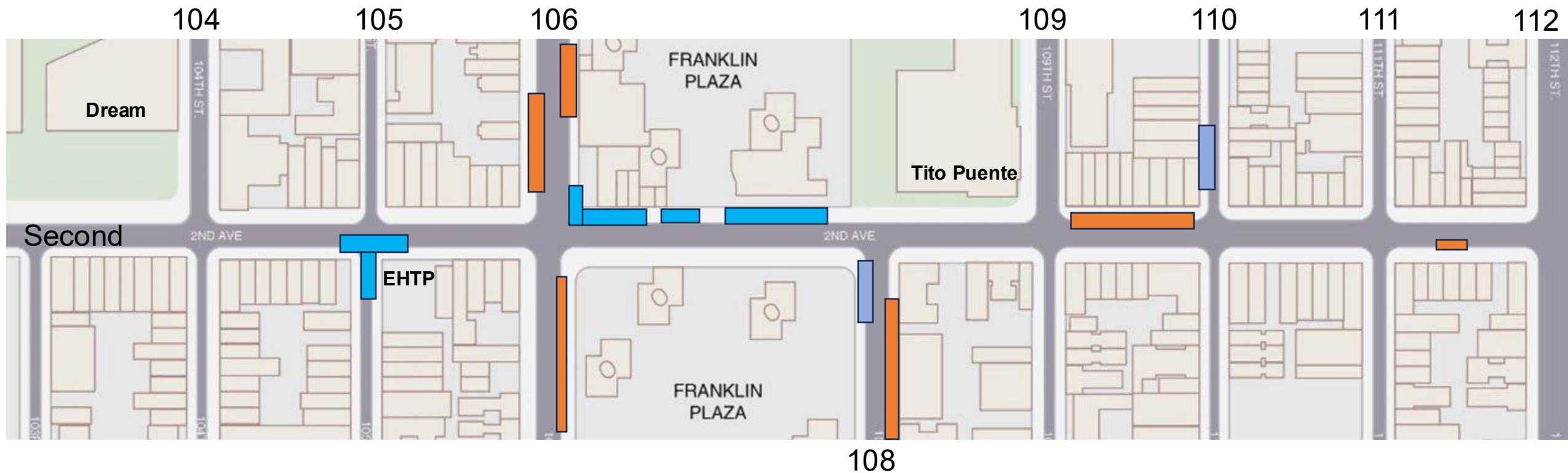
Sequencing changes intended to maintain overall project scheduling



Current MPT/Work Areas – Step 2 Franklin Plaza



Upcoming MPT – Contract 1



Rev- April 17, 2025



108th Street - 1st & 2nd Work Needs to be realigned



Utility Relocation Work – Currently Underway



109th and Second Avenue - Electrical

110th and Second Avenue - Water Main

Example of Upcoming Electrical Work – 109th & 110th



Photo of newly installed electrical conduit along the alignment. This work will be replicated throughout the project area.



Monitoring Along Alignment - Ongoing



Air Quality Monitor



Noise Monitoring Device

Good Neighbor Initiative



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Good Neighbor Initiative

- Good Neighbor Initiative (GNI), where MTA will monitor and grade contractor performance to address quality of life issues.
- As work progresses there will be a comprehensive building, air quality, and noise monitoring plan to ensure this project can be delivered safely for the residents of East Harlem.
- Store banners being installed (rendering above)



Incorporating Best Practices



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Informed approach to Phase 2

Phase 2 incorporates key lessons learned from Phase 1



Oversized spaces at 96 St Station



Utility relocation in Phase 1



Ten contracts – and even more contractors

SCOPE

**Phase 1
Lesson**

Build only what you need

PLANNING

Avoid surprises with utilities
and real estate

MANAGEMENT

Streamline contracts,
especially at key interfaces

**Phase 2
Approach**

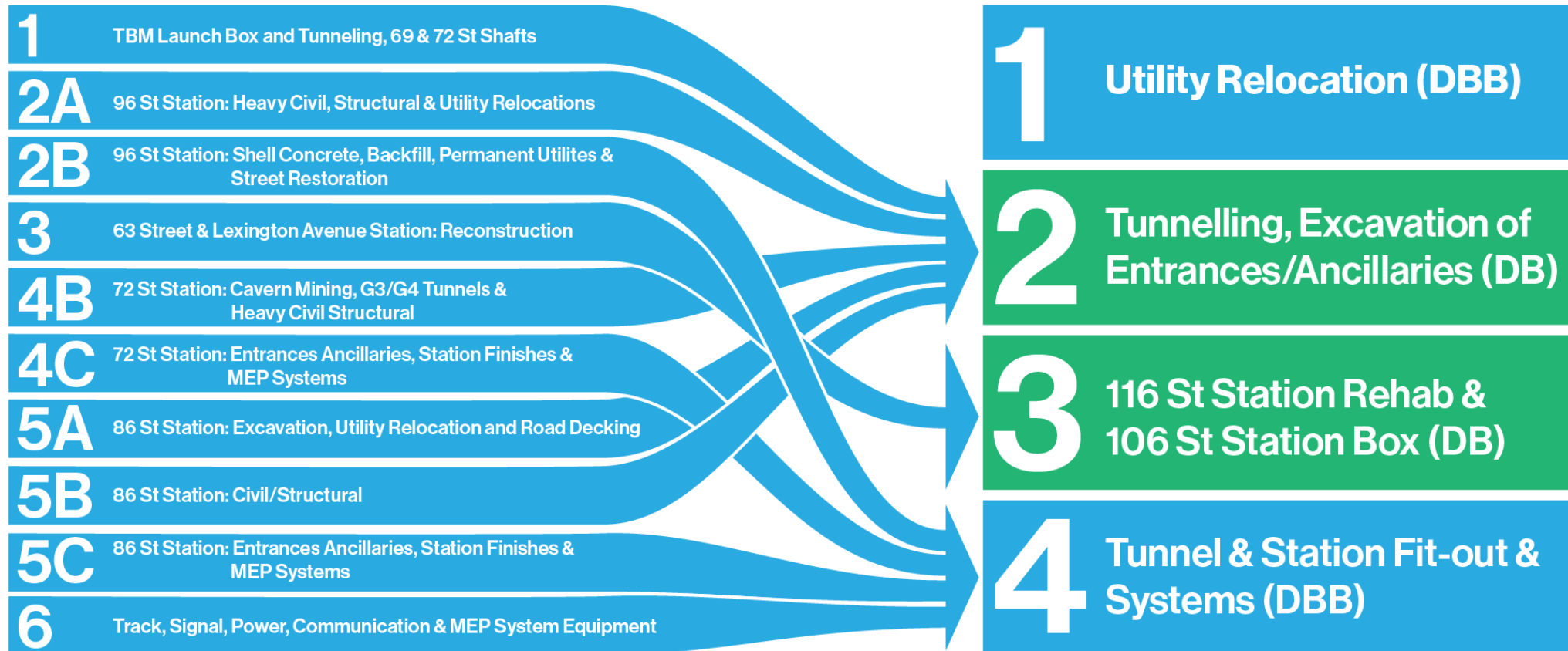
Reuse the old tunnels
Reduce station sizes
Reduce back-of house

Advanced utility relocation
Early real estate acquisition

Fewer contracts
Smart use of Design-Build
Outside expertise

Management: A Completely Different Approach

Fewer contracts with strategic use of design-build

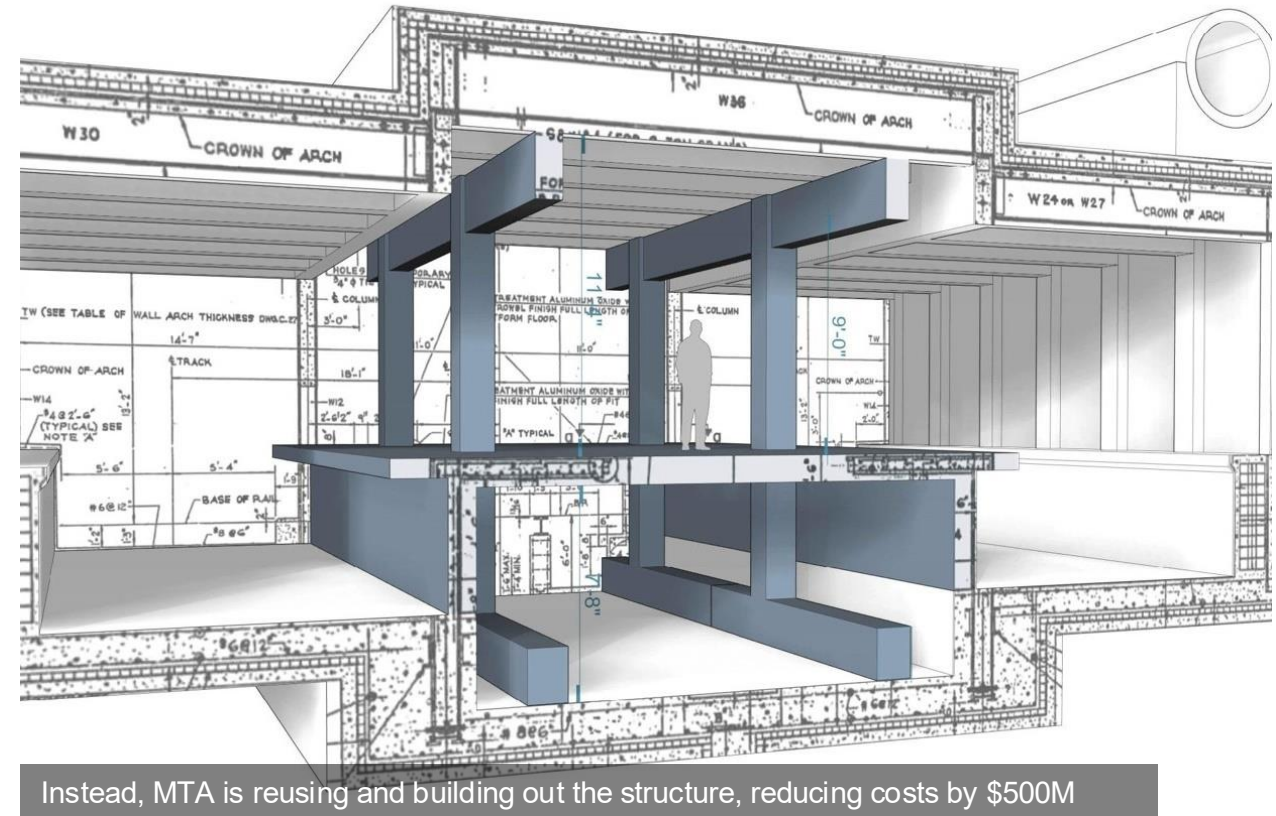


Scope: Reusing the old tunnels

Initial plans would have demolished the existing 1970s tunnels. Instead, we're putting them to good use.



1970s era tunnel – never intended to be a station – was slated for demolition

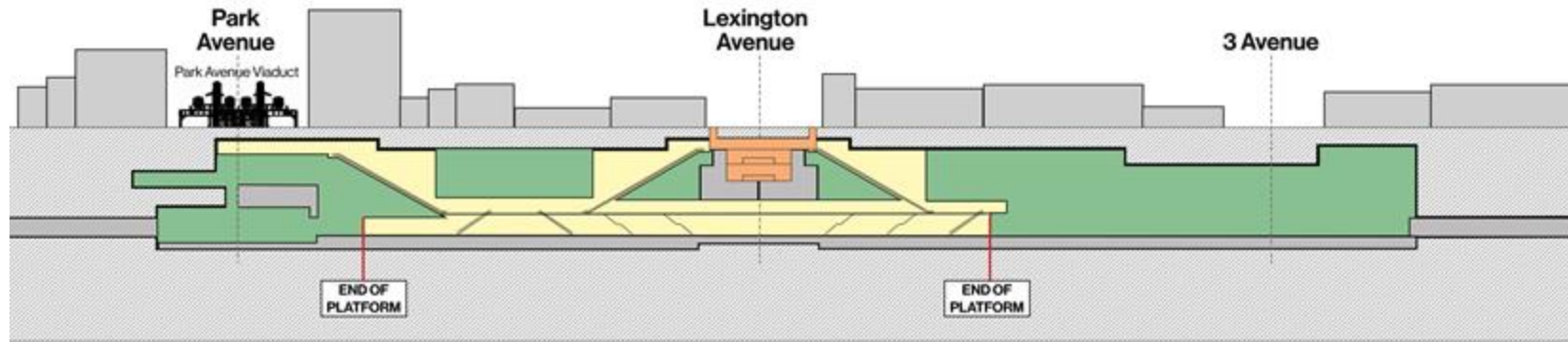


Instead, MTA is reusing and building out the structure, reducing costs by \$500M

Scope: Reducing Station Size

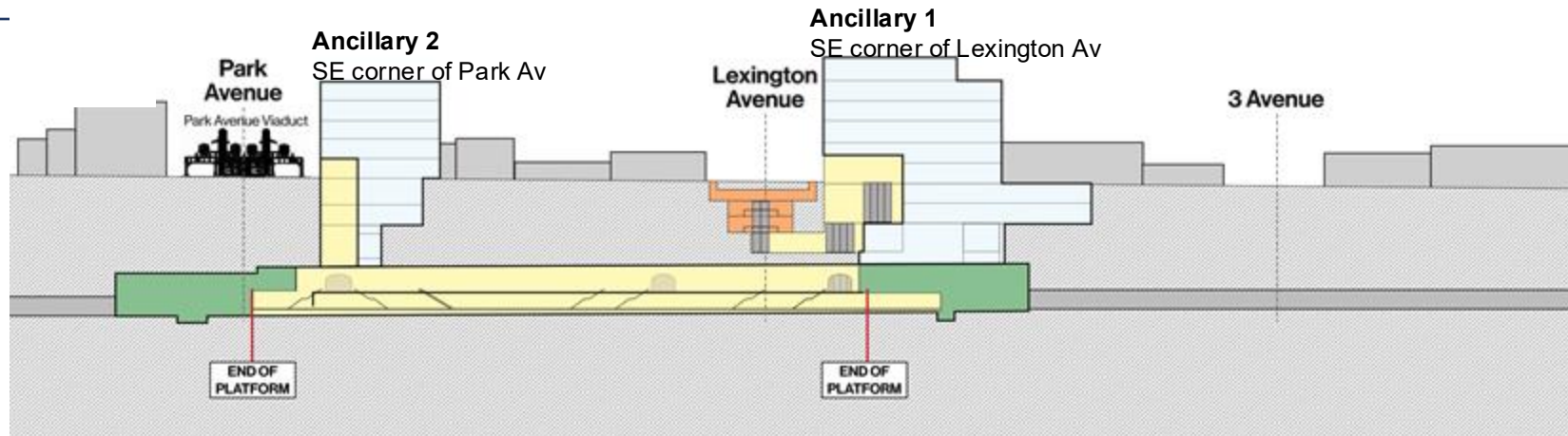
Station design has been reduced from original design while serving 100,000+ riders and meeting safety codes.

125 St Station 2004 FEIS Illustrative drawing



- Back of House
- Platform & Mezzanine
- 125 St 456 Station

2023 Design



- Ancillary
- Back of House
- Platform & Mezzanine
- 125 St 456 Station

Scope: All told, these steps saved more than \$1 billion

We're not done—as design advances, we're continuing to value engineer.

Reuse tunnels

Reduce station size

Reduce/relocate back-of-house

**\$1 billion+
savings**

Value engineering underway:

Eliminate tunnel “bellmouth” opening

Reduce platform width for capacity

Relocate mezzanine at 116 St to avoid utilities

Further reduce user space at 125 St

Improve tunnel launch location

**\$300 million+
savings**

+ *Design-Build will yield more efficient delivery concepts*



The result will be a better, faster, cost-effective Phase 2

We've already saved over **\$1 billion**—and we're not done yet.

Scope

- **Tunnel:** Reuse of existing 1970s era tunnel.
- **Station:** Sized to meet capacity, safety, and code with mezzanines reduced or eliminated.
- **Back-of-House:** Essential needs relocated to ancillary buildings, 5-10x less costly to build.

Planning

- **Advanced utility relocation** removes surprises – which led to 12 months delay in Phase 1.
- **Real estate acquisition** complete or in progress.

Management

- **Fewer contracts** reduces tricky interfaces.
- **Strategic use of Design Build** to incentivize innovation and cost-cutting, balances risk with contractor.



Community Outreach

Keeping the Community Informed

A Grass Roots Approach

Held Over 460 Outreach Meetings To Date

Community Outreach Center on 125th Street



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Keeping You Informed Throughout the Project

The Community Outreach Team will continue to meet and inform community members about project milestones and provide advance notifications on how the project will impact the community.

- Pop Up Events
- Public Posting of Construction Notices
- Monthly Newsletters
- Merchant Advisory
- Resident Advisory
- Weekly Eblasts
- Coordination with CB 11 SAS2 Taskforce
- Quarterly Construction Advisory Committee (CAC) Meetings
 - Residential
 - Retail/Education/Organizations



Community Outreach Contacts

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69 East 125th Street
212-722-3700
outreach@mtacd.org

Hours of Operation

Monday - Friday
9AM- 5PM

24-hour Hotline

212-693-9520



Questions?

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